

084.0

0004

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
854,400 / 854,400
854,400 / 854,400
854,400 / 854,400
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		ORIENT AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	PALMER LEE ERICA	
Owner 2:		
Owner 3:		

Street 1: 56 ORIENT AVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KIISTALA MIA ERIKA/TRUSTEE -
Owner 2: MIA KIISTALA LIVING TRUST -

Street 1: 56 ORIENT AVE
Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	8	Ledge		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	434,400		420,000	854,400		52926
							GIS Ref
							GIS Ref
							Insp Date
							01/16/15

Total Card 0.138 434,400 420,000 854,400 Entered Lot Size

Total Parcel 0.138 434,400 420,000 854,400 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 395.12 /Parcel: 395.12 Land Unit Type:

!6862!

USER DEFINED

Prior Id # 1:	52926
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	04:37:06
LAST REV	
Date	Time
01/28/21	11:24:31
mmcmakin	
6862	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIISTALA MIA ER	76245-61	1	11/23/2020		870,000	No	No		
KIISTALA MIA E,	69673-196		7/27/2017	Convenience		1	No	No	
GREENLEAF PROPE	65023-525		3/9/2015		699,000	No	No		
BURNS EDWARD P	63760-436		6/16/2014	Change>Sale	365,000	No	No		
BURNS EDWARD P	44222-511		12/2/2004	Family		99	No	No	
	16286-346		7/1/1985		66,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2014	1518	Heat App	7,000					Install furnace an
8/18/2014	1021	Dormers	80,000		8/18/2014			Build two shed dor
6/27/2014	762	Redo Bat	34,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
1/16/2015	Meas/Inspect	PT	Paul T
8/18/2014	Info Fm Prmt	PC	PHIL C
7/2/2014	Info Fm Prmt	PC	PHIL C
12/18/2008	Info At Door	197	PATRIOT
11/9/2000	Hearing Chag		
5/9/2000	Inspected	276	PATRIOT
1/20/2000	Mailer Sent		
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION

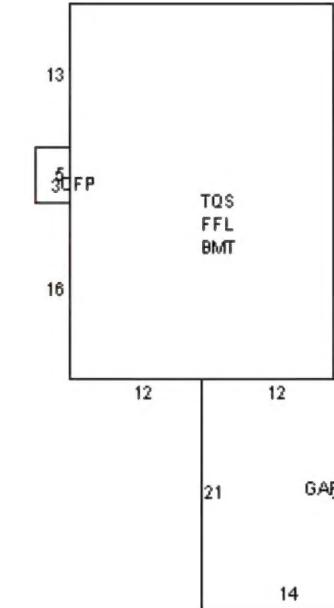
Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

RESIDENTIAL GRID

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1M - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 4	Baths: 2 HB: 1

CONDOS INFORMATION**GENERAL INFORMATION****DEPRECIATION****REMODELING****RES BREAKDOWN****COMPARABLE SALES****CALC SUMMARY****NET AVAILABILITY****NET AVAILABILITY**